

AMENDMENTS TO THE CLAIMS

This listing of claims will replace all prior versions and listings of claims in the application:

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MAY 20 2009

Listing of claims:

1-27 (canceled)

- 28) (new): A method for conducting a real estate transaction between a host computer, a real estate buyer, a real estate seller and the real estate seller's broker, the method comprising:

Submitting property listing data related to the property to the said host computer by the said real estate seller's broker;

Agreeing upon a transaction fee, which may be a fixed amount or a percentage of the selling price, for listing or selling the property to be paid to host computer by the said real estate seller's broker;

Said host computer assigning a code to the property listing data to link the property listing data to the real estate seller's broker who submitted the property listing data. Said property listing data includes a type of discount or rebate offered for a successful procurement of the property;

Receiving property search criteria by said host computer from said real estate buyer.

When the said real estate buyer procures said property:

Said real estate buyer requests payment of the discount or rebate from the said host computer;

Said host computer notifies said real estate seller's broker of real estate buyer's request for payment;

Said host computer pays the said real estate buyer the discount or rebate associated with said property listing as submitted to the said host computer;

Said host computer collects a transaction fee from real estate seller's broker,

Said real estate seller's broker then collects the transaction fee from said real estate seller.

- 29) (new): The method of claim 1, wherein the real estate buyer rents the target property.